



Canberra Close,
Crossroad, BD22 9DF
Offers In Excess Of
£200,000
3 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

This three bedroom semi detached property is located in the ever popular residential area of Crossroads on the outskirts of Haworth. Well placed for access to convenient road/rail links and good primary and secondary schools. This home is boasting a spacious ground floor with living room opening onto dining room and kitchen giving access to the rear garden. On the first floor there are three bedrooms and bathroom fitted with three piece suite. Externally there are gardens to front and rear and a driveway providing off road parking. The property would benefit from some modernisation but has fantastic potential and would provide a great family home. Early viewing is recommended.

Entrance Porch

Providing access to the entrance hall.

Entrance Hall

Gives access to living room and staircase

Living room

Generous living room, located to the front of the property with living flame gas fire and surround being the central focal point, double doors leading to dining room, central heating radiator and double glazed window with views of a well maintained front garden.

Kitchen

Located at the rear of the property the kitchen is fully fitted with a good range of wall and base units, laminate worksurfaces incorporating stainless steel sink, gas hob and electric oven, plumbing for washing machine, double glazed window to the side elevation and wood effect flooring. This room provides access to dining room and rear garden.

Dining Room

Situated next to the kitchen and living room with central heating radiator and double glazed window overlooking the rear garden.

First Floor

Bathroom

This room is mainly tiled and is fitted with a modern White three piece suite comprising bath, hand wash basin, WC double glazed window and central heating radiator.

Bedroom One

Located to the front of the property this is a generous sized double bedroom with built in wardrobes, central heating radiator and double glazed window providing views over the front aspect.

Bedroom Two

Located to the rear of the property this room has central heating radiator and double glazed window with the advantage of views over the garden.

Bedroom Three

Position to the front of the property with double glazed window and central heating radiator.

Externally

To the front is a substantial, well maintained lawned garden with tarmac driveway providing off road parking and access to a garage. The rear garden is a generous size, currently paved this is a blank canvas offering buyers the opportunity to further enhance.

Garage

Single detached garage with up and over door, power and light.



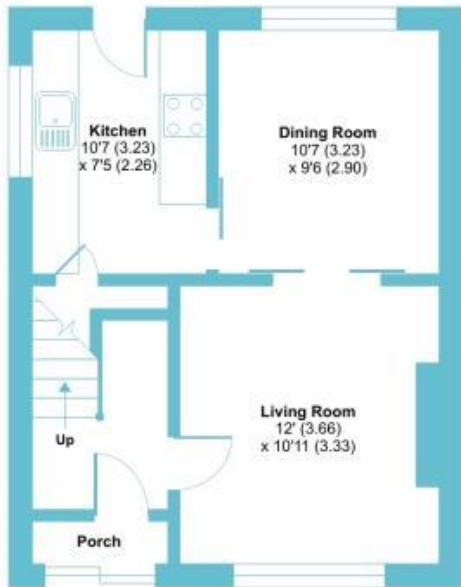
Canberra Close, Cross Roads, Keighley, BD22

Approximate Area = 804 sq ft / 74.6 sq m

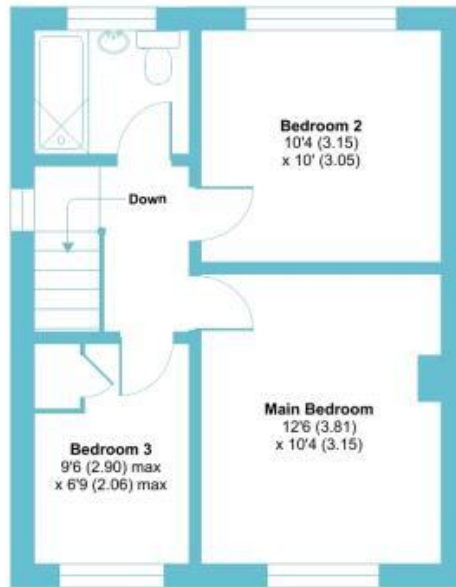
Garage = 131 sq ft / 12.1 sq m

Total = 935 sq ft / 86.8 sq m

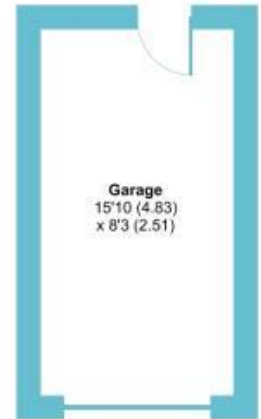
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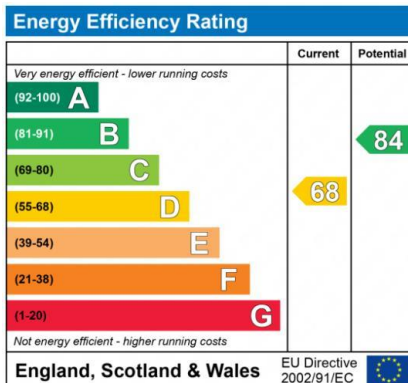
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Linley & Simpson, REF: 855806



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

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